

140.0

0006

0006.A

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
921,500 / 921,500  
921,500 / 921,500  
921,500 / 921,500

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
171		GRAY ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ROGERS JOHN M/ TRUSTEE	
Owner 2: JOHN M ROGERS REVOCABLE TRUST	
Owner 3:	

Street 1: 171 GRAY ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: ROGERS JOHN M -	
Owner 2: -	

Street 1: 171 GRAY ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02476	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .127 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Asbestos Exterior and 2568 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code

Description	%	Item	Code	Description
Z R2 TWO FAMIL	100	water		

o		Sewer	
n		Electri	

Census:		Exempt	
Flood Haz:			

D		Topo	3	Below Stree
s		Street		

t		Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact

No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104 Two Family	5534	Sq. Ft.	Site		0	80.	1.06	9									468,818						468,800	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5534.000	447,800	4,900	468,800	921,500		90314
							GIS Ref
							GIS Ref
							Insp Date
							11/03/08



Patriot  
Properties Inc.

## USER DEFINED

Prior Id # 1: 90314	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	11:28:07
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT		Parcel ID		PAT ACCT.						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	447,800	4900	5,534.	468,800	921,500		Year end	12/23/2021
2021	104	FV	427,500	4900	5,534.	468,800	901,200		Year End Roll	12/10/2020
2020	104	FV	427,700	4900	5,534.	468,800	901,400		Year End Roll	12/18/2019
2019	104	FV	332,400	4900	5,534.	439,500	776,800		Year End Roll	1/3/2019
2018	104	FV	332,400	4900	5,534.	363,300	700,600		Year End Roll	12/20/2017
2017	104	FV	311,900	4900	5,534.	334,000	650,800		Year End Roll	1/3/2017
2016	104	FV	311,900	4900	5,534.	304,700	621,500		Year End	1/4/2016
2015	104	FV	278,200	4900	5,534.	298,900	582,000		Year End Roll	12/11/2014

BUILDING PERMITS		ACTIVITY INFORMATION	
Date	Number	Descrip	Result
4/23/2012	516	Re-Roof	Meas/Inspect
			163 PATRIOT
			11/10/1999 Meas/Inspect
			243 PATRIOT
			1/1/1982 KM

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>																																																																																																								
Type:	13 - Multi-Garden		Full Bath:	2	Rating:	Average																																																																																																														
Sty Ht:	2A - 2 Sty +Attic		A Bath:		Rating:																																																																																																															
(Liv) Units:	2	Total: 2	3/4 Bath:		Rating:																																																																																																															
Foundation:	2 - Conc. Block		A 3QBth:		Rating:																																																																																																															
Frame:	1 - Wood		1/2 Bath:		Rating:																																																																																																															
Prime Wall:	5 - Asbestos		A HBth:		Rating:																																																																																																															
Sec Wall:		%	OthrFix:		Rating:																																																																																																															
Roof Struct:	1 - Gable		<b>OTHER FEATURES</b>																																																																																																																	
Roof Cover:	1 - Asphalt Shgl		Kits:	2	Rating: Average																																																																																																															
Color:	BLUE		A Kits:		Rating:																																																																																																															
View / Desir:			Fpl:	2	Rating: Average																																																																																																															
<b>GENERAL INFORMATION</b>						WSFlue:		Rating:																																																																																																												
Grade:	C - Average		<b>CONDOS INFORMATION</b>																																																																																																																	
Year Blt:	1923	Eff Yr Blt:	Location:																																																																																																																	
Alt LUC:			Total Units:																																																																																																																	
Jurisdct:			Floor:																																																																																																																	
Const Mod:			% Own:																																																																																																																	
Lump Sum Adj:			Name:																																																																																																																	
<b>INTERIOR INFORMATION</b>						<b>DEPRECIATION</b>			<b>REMODELING</b>			<b>RES BREAKDOWN</b>																																																																																																								
Avg Ht/FL:	STD		Phys Cond:	AV - Average	31 %	Exterior:	No Unit	RMS	BRS	FL																																																																																																										
Prim Int Wal	2	- Plaster	Functional:		%	Interior:	1	6	2																																																																																																											
Sec Int Wall:		%	Economic:		%	Additions:	1	5	2																																																																																																											
Partition:	T - Typical		Special:		%	Kitchen:																																																																																																														
Prim Floors:	3	- Hardwood	Override:		%	Baths:																																																																																																														
Sec Floors:	4	- Carpet	Total:	31	%	Plumbing:																																																																																																														
Bsmnt Flr:	4	- Carpet	<b>CALC SUMMARY</b>			Electric:																																																																																																														
Subfloor:			<b>COMPARABLE SALES</b>			Heating:																																																																																																														
Bsmnt Gar:			Basic \$ / SQ:	180.00		General:	2	11	4																																																																																																											
Electric:	3	- Typical	Size Adj.:	1.08713567																																																																																																																
Insulation:	2	- Typical	Const Adj.:	0.93947482																																																																																																																
Int vs Ext:	S		Adj \$ / SQ:	183.841																																																																																																																
Heat Fuel:	2	- Gas	Other Features:	116500																																																																																																																
Heat Type:	5	- Steam	Grade Factor:	1.00																																																																																																																
# Heat Sys:	2		NBHD Inf:	1.00000000																																																																																																																
% Heated:	100	% AC:	NBHD Mod:																																																																																																																	
Solar HW:	NO	Central Vac:	LUC Factor:	1.00																																																																																																																
% Com Wal		% Sprinkled	Adj Total:	648923																																																																																																																
			Depreciation:	201166																																																																																																																
			Deprecated Total:	447757																																																																																																																
<b>MOBILE HOME</b>						WtAv\$/SQ:	AvRate:	Ind.Val																																																																																																												
Make:						Juris. Factor:		Before Depr:	183.84																																																																																																											
Model:						Special Features:	0	Val/Su Net:	113.80																																																																																																											
Serial #						Final Total:	447800	Val/Su SzAd	186.43																																																																																																											
Year:																																																																																																																				
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<b>SPEC FEATURES/YARD ITEMS</b>						<b>PARCEL ID</b> 140.0-0006-0006.A																																																																																																														
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3	Garage	D	Y	1	19X20	A	AV	1923	21.58	T	40	104			4,900		4,900																																																																																																			
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